

Newfields Planning Board Meeting  
October 19, 2006

Attendance: William Meserve, John Hayden, Elliot Alexander, Mike Todd and Town Planner Reuben Hull. Mike Price strolled in around 8:00pm. Members absent were Selectmen's Rep. Janet Smith.

Chairman Meserve called the meeting to order at 7:03pm.

**Preliminary Discussion-Rockingham Depot**

Alex Ross from Ross Engineering was present to represent Christopher Aiken. He explained to the Board that the owner is proposing to upgrade the existing abandoned depot and add two buildings. The parcel is located in Newfields and Newmarket and zoned differently in each town. The zoning in Newmarket is commercial (B1) and the zoning in Newfields is residential agricultural. The owner is asking for a change in the zoning so that the proposed uses will be allowed. He further mentioned that the development of the site would improve the current situation with accessing the rails and trails and parking would be improved. Alex is looking for the Board's input and recommendations for this situation.

The applicant is considering putting in offices and/or a restaurant. The lot is accessible through Newmarket only. The depot parcel is adjacent to a 50 acre parcel owned by B&M Railroad which is zoned industrial and has no access. John Hayden explained that changing the zoning would mean a ballot vote at the March Town Meeting. He felt that rezoning that one lot would be considered spot zoning which is not a recommended method of zoning. Bill was also not in favor of changing the zoning on that one parcel. It would make more sense for the Planning Board to take a look at the entire industrial area. The Board unanimously agreed that they were not ready to change zoning.

The other option the applicant has is to go to the Zoning Board of Adjustment for a use variance. The Board suggested that he do that. He may go directly to the ZBA with a letter from Town Planner Reuben Hull. The owner has met with the Town Planner of Newmarket and the proposed use is allowed in Newmarket.

**Daley-Lot Line Adjustment & Site Plan Map 201 Lots 16.2 & 16.3-New Road**

This application will be noticed for the November meeting. The parcels are located behind the Ship to Shore Restaurant on New Rd. Reuben will review the plans for next month's meeting.

**Paul Watson Subdivision-Map 208 Lot 2.1, 70 Halls Mill Road**

The Board read a letter submitted by Scott LaPointe on behalf of his client Sheila Lane. Sheila and Fran Lane are abutters and object to the waiver from the full boundary survey requirement.

Paul Watson presented his subdivision plan to the Board. He is proposing to create one 2-acre lot. The lot has the required frontage and acreage. Test pits have been done.

Reuben has reviewed the plan and it does meet the zoning requirements. The application is complete and ready for acceptance. The fact that the lot is on Halls Mill Road means that a scenic road hearing needs to be held.

John Hayden recommended that the full boundary survey be completed. Given the fact that an abutter is in opposition of granting the waiver, the Board agreed. Paul Watson had no issues with the request. He will have a full boundary survey done for next month's meeting. Paul intends on selling the parcel as is; he will not be building on it.

Fran Lane spoke regarding his opposition to Paul's waiver request. He had issues with prior plans that were done and he was unable to find the boundary points on the back of the Watson lot. Fran & Sheila would just like to make sure the boundaries are correct before Paul goes forward.

A motion was made by John Hayden and seconded by Mike Todd to continue the acceptance hearing and the scenic road hearing until next month's meeting. The motion carried.

The Board discussed the Capital Improvements Project and scheduled a public hearing for Thursday November 9, 2006 at 6:00pm. All department heads will be requested to attend the meeting to address their future needs and review the existing CIP. Sue will send out information to all department heads.

Bill asked that Reuben update the Board on the landscaping at Pennine Properties, Newbrook and Coed Sportswear.

A motion was made and seconded to adjourn the meeting at 9:00pm.

The next meeting will be Thursday November 16, 2006 at 7:00pm.

Respectfully submitted,

Sue McKinnon

